

Cullinan Bldg.
(Commercial Building)
415 7th St., N.W.
Washington
District of Columbia

HABS No. DC-225

HABS
DC
WASH
182-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
801 19th St., N.W.
Washington, D.C.

COMMERCIAL BUILDING

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Location: 415 Seventh Street, N.W.
Washington, D.C.

Present Owner: Elisabeth Drayton Rea
141 Gilpin Street
Denver, Colorado

Present Occupant: Union Clothing and Furniture Company

Present Use: Retail store on the first story; remainder is vacant.

Brief Statement of Significance: A late nineteenth century building on a historic commercial street, with attractive architectural features.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners: On July 16, 1868 (564-233 rec. July 18, 1868), Frederick W. Giesecking deeded to Samuel Heller part of original lot #9: beginning at N.W. corner of lot #9, thence S. 25'6"; E. 94'-9"; N. 25'-6"; W. to beginning. Heller holds as trust for Elizabeth Cullinan.

On June 25, 1883 (1046-249 rec. June 25, 1883), Samuel Heller et. al. deeded the property to James S. Edwards

On June 25, 1883 (1046-252 rec. June 25, 1883), James S. Edwards, Tr., deeded the property to Elizabeth Cullinan.

On October 22, 1924 (5393-43 rec. Oct. 24, 1924), Burr N. Edwards, Executor, deeded the property to Max Needle and Max Simon. Edwards is executor of will of Elizabeth Cullinan

On October 22, 1924 (5393-44 rec. Oct. 24, 1924), Max Needle, et. ux., et. al., deeded the property to Joseph E. Casey.

On October 22, 1924 (5393-45 rec. Oct. 24, 1924), Joseph E. Casey deeded the property to Maxwell Furniture Co.

On June 29, 1938 (7243-556 rec. July 1, 1938), Maxwell Furniture Co. deeded the property to Irma E. Drayton.

Irma E. Drayton deeded to Elizabeth Drayton, rea.
on Jan. 1, 1952 [7243-556 rec. Jan. 25, 1952].

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The property was deeded to the Seventh Street Limited
Partnership on Jan. 19, 1968 by Elizabeth Drayton, rea.
[121850-212 rec. Feb. 8, 1968]

2. Date of erection: Circa 1883.

B. Sources of information:

Primary and unpublished sources: The District of Columbia
records.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural interest and merit: A commercial building with an arcaded facade exceptionally rich in textural effects.
2. Condition of fabric: This building is in fair condition with only the first story being used.

B. Description of Exterior:

1. Overall dimensions: 25'7" X 95'(deep); 3 bays wide; 4 stories with basement; rectangular in shape.
2. Foundations: Not visible.
3. Wall construction, finish and color: West wall is brick, (yellow, probably original color) with the bonding having all stretchers.

South and north walls are red brick.

4. Chimneys: There is a brick chimney on the south wall near the front.

5. Openings:

- a. Doorways and doors: The entrance is modern having all glass door with steel framing. It is 3' X 7'.
- b. Windows and shutters: The second and third story windows are identical. They are simple double-hung

windows (1/1) with semicircular tops and trimmed with wood mouldings. The window is framed above with stone trim, semicircular in shape. The soffit edge of the trim is zig-zag. The trim forms a pattern across the front wall with the other windows. On either side of the center window is a small Corinthianesque column made of polished granite with limestone capital and base. The columns, in high relief, rest on a stone block and support the arch of the window. On the outer edge of each end window is a rectangular column made of brick and also in high relief. This column has a simple moulded capital and base and also supports the window trim which is outlined with brick headers.

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The fourth story windows are similar to the 2nd and 3rd story windows except that they are shorter and have segmented heads. There are columns identical to those on the 2nd and 3rd story which support the upper face of the wall. A stone band rests on the columns and is terminated at either end by a vertical band of brick which rests on stone mouldings. This moulding continues across the wall under which lies a course of zig-zag brick. (This is typical of the 3rd story also.)

The vertical band has cast-iron ornamentation centered on its front at the 3rd story level. This band, interrupted by the 3rd story moulding, continues down on either side of the wall to the 2nd story level. There are two stone string courses and a brick string course evenly spaced down its front. Above the top string course, which is brick, are four rectangular indentations. (This is typical of the 3rd story.) The 4th story vertical band has four long vertical rectangular indentations above which a horizontal indented strip runs across the wall.

6. Roof:

- a. Shape, covering: Roof is flat with slight slope running west to east.
- b. Cornice: Above the 4th story windows is a wide horizontal band with brick ornamentation across its front. This ornamentation consists of alternating projections and indentations with several

steps. There is a simple moulded cornice supported by a course of small moulded brackets between which is brick detailing.

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C. Description of Interior:

1. Floor plans: The building is all open with small office area at the east end of the building. The entrance is on the west wall and opens into the first floor which is the only part of the building that is presently being used.
2. Stairways: Not available for examination.
3. Flooring: Modern floor; covered with composition tile.
4. Wall and ceiling finish: Wall covered with wall board (painted yellow, original) with cork tile ceiling.
5. Doorways and doors: There is a 7' opening leading to rear trimmed in wood panel. No interior doors.
6. Special decorative features: The entire first floor has been modernized with modern cabinets and shelving.
7. Mechanical equipment: Modern heating and cooling; modern ducts are visible. Modern lighting and fixtures.

D. Site and Surroundings:

General Setting: The building faces west with adjacent building to the north and south.

Prepared by: Thomas L. Fauntleroy
Student Architect
National Park Service
July 1969

60-15011

Addendum to
415 Seventh Street, NW (Commercial Building)
(Cullinan Building)
Washington
District of Columbia

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

ARCHITECTURAL DATA FORM

STATE District of Columbia	COUNTY	TOWN OR VICINITY Washington
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) 415 Seventh Street, NW (Commercial Building)		HABS NO. DC-225
SECONDARY OR COMMON NAMES OF STRUCTURE Cullinan Building		
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES)		
DATE OF CONSTRUCTION (INCLUDE SOURCE) 1883	ARCHITECT(S) (INCLUDE SOURCE) John G. Meyer	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) The facade of this structure was adapted from a design by G.E. Harney which was featured as the frontispiece in <u>Bicknell's Street, Store and Bank Fronts</u> , published in 1878. It is an extremely rich, highly textured fine example of the early commercial architecture of Washington. The earliest occupant of the building (see attached)		
STYLE (IF APPROPRIATE) Victorian		
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) Brick bearing walls, internal wood framing; facade-pressed brick and Ohio Stone; some granite and iron details		
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) Rectangular -- approx. 26' x 95'; 4 stories -- approx. 66' high		
EXTERIOR FEATURES OF NOTE Modern glass and metal storefront; second, third, fourth floors -- 3 window bays, window pane recessed from brick pilasters located at edges of facade, each group of 3 windows becomes shorter as move up facade, each group flanked by smaller brick pilasters with medallion on a flat capital, center window of each group flanked by red (see attached)		
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED) Four floors -- each basically a single open space with scattered, later partitions; high first floor with mezzanine level; single open stair in northeast corner; elevator in southeast corner; some original tin ceilings in mezzanine and first floor areas; most of original window frames still exist.		
MAJOR ALTERATIONS AND ADDITIONS WITH DATES Show windows added -- 1936 Remove balcony -- 1920 Remodeled -- 1925		
PRESENT CONDITION AND USE Poor		
OTHER INFORMATION AS APPROPRIATE As part of the Pennsylvania Ave. Development Corp.'s redevelopment plans for this area the Seventh St. facade and party walls are to be dismantled for eventual reerection on the same site, as part of the Gallery Row adaptive Re-Use plan by Hartman-Cox Architects for Gallery Row Associates Ltd. Partnership.		
SOURCES OF INFORMATION (INCLUDING LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.) Proposed Storefront Design and Condition Survey, Gallery Row, for Hartman-Cox, by Building Conservation Technology, 9/27/1979		
COMPILER, AFFILIATION Janet N. Shure, Bethanie C. Grashof - Anderson Notter/ Mariani for The PA Avenue Development Corporation		DATE 10-29-1980

Addendum to
415 Seventh St., NW (Commercial Building)
(Cullinan Building)
415 Seventh Street, NW, Square 547, Lot 819
Washington, D. C.

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SIGNIFICANCE (cont.)

was men's furnishings and clothier business. From 1895-1918 Mayer & Pettit Men's Clothing, Furniture and Carpeting Company occupied the building. More recently, a furniture and clothing store was housed in the building.

EXTERIOR FEATURES OF NOTE (cont.)

granite colonettes with limestone capitals and bases; second and third story windows have rounded arches with intrados cut in a sawtooth pattern; fourth story windows have segmental arches cut by a continuous stone lintel above them; deep blue painted brick course above lintel and arches of lower floors; angled soldier course beneath third and fourth floor window sills; larger edge pilasters have series of moldings and flat stone bands corresponding to angled soldier courses and lintel of window plane, decorative cast-iron medallions at third floor level; corbeled brick above fourth floor lintel supports intricate brick and iron cornice.

SOURCES OF INFORMATION (cont.)

Drawings for Adaptive Re-Use: Hartman-Cox Architects, 1071 Thomas Jefferson Pl,
NW, Washington, D. C.
Building Permits, National Archives
District of Columbia Directories 1850-1970, Martin Luther King Memorial Library,
Washington, D. C.
Washingtoniana Collection, Martin Luther King Memorial Library, Washington, D. C.

APPENDUM
PAGES...

Addendum to:
Cullinan Building
415 Seventh Street, NW
Washington
District of Columbia

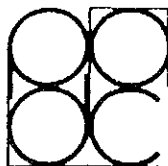
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Department of the Interior
Washington, D.C. 20013-7127



PENNSYLVANIA
AVENUE
DEVELOPMENT
CORPORATION

425 13TH STREET, N.W.
WASHINGTON, DC 20004

GENERAL CONSULTANTS

ANDERSON, NOTTER / MARIANI
GENERAL PRESERVATION & CONSERVATION CONSULTANT
DEVROUX & PURNELL
ASSOCIATE ARCHITECTS
DAVID McLAREN, HART & ASSOCIATES
PRESERVATION & CONSERVATION CONSULTANT
MONK, DUNSTONE, ASSOCIATES
COST ESTIMATING CONSULTANT

HISTORIC PRESERVATION PROGRAM

BUILDING DOCUMENTATION

CULLINAN

BUILDING

HABS No.

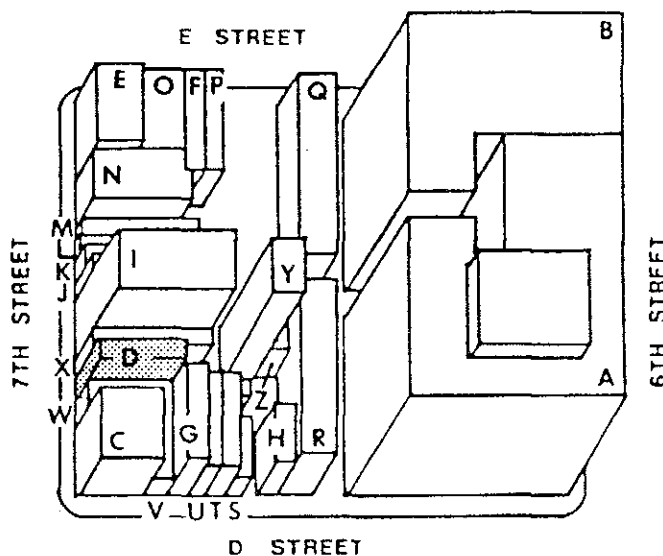
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Cullinan Building

Union Clothing and Furniture Company
415 Seventh Street, NW
Lot 819



This documentation was produced for mitigation purposes by the Pennsylvania Avenue Development Corporation. Additional documentation exists for Square 457, within which this structure stands. For photographs, historical, and descriptive data on Square 457, see HABS No. DC-597.

GENERAL DESCRIPTION

Built in 1883, this four-story, three-bay brick commercial structure is twenty-six feet wide, ninety-five deep and sixty-six feet high. It is located approximately one hundred twenty-five feet from the southwest corner of Square 457 and faces west toward Seventh Street. Set flush with its smaller contiguous neighbors, its polychromatic facade is richly modeled and incorporates carved stone and ornamental iron work in its pressed brick fabric. Groups of three arched windows, stilted on the second and third floors and segmental on the fourth, are centered on the facade. The whole is framed by superimposed orders of brick pilasters and crowned by a tall and highly decorative brick cornice. At ground level, an Art Deco storefront has maroon and beige carrera glass. A tin roof, not visible from the street, slopes slightly to the east. Inside, each floor consists of a single open space (though several partitions have been added) with a stair and elevator at the northeast and southeast corners, respectively. A mezzanine with service rooms occupies the east end of the tall ground floor. Most recently occupied by a furniture and clothing store, the building is now empty. Its facade, probably damaged by excavation and construction beneath Seventh Street, is held in place by timber braces.

ARCHITECTURAL SIGNIFICANCE

Designed by John Grandville Meyer, the architect of the Christian Heurich Mansion, this structure is a particularly fine example of the type of commercial building prevalent in this part of Washington at the end of the last century. Its polychromy and eclectic profusion of intricate decorative details, combined in a rather free, non-academic manner, mark it as a product of high Victorian taste. No particular style predominates, though there are Moorish and Romanesque overtones to some of the details. The building was constructed in 1883 by Hurliby & Wade (Permit #55, 7/13/1883).

SIGNIFICANT FEATURES

Facade: The Cullinan building, in striking contrast to its restrained neighbors, displays a richly modeled, textured and highly ornamented surface on its three upper floors. Its basic expression is a single structural bay comprised of superimposed floors, each shorter towards the top, capped by a very tall and elaborate brick cornice. Brick pilasters at the building's edges mark the expressed story heights. A plane recessed from these pilasters contains the windows, which are in turn further recessed. Each group of three windows is flanked by two short brick pilasters, whose flat capitals are

enhanced with a square medallion. The central window is flanked by short colonettes of polished red marble with contrasting modified Corinthian capitals. At the second and third floor level, these pilasters and columns visually support slightly stilted arches, the intrados of which are cut in a sawtooth pattern. On the fourth floor, they support a continuous lintel; beneath this lintel are brick segmental arches, which are cut off due to the position of the lintel. A course of deep-blue-painted brick tops both this lintel and each of the arches at the lower floors. Continuous angled soldier courses run beneath the third and fourth floor sills and correspond to a flat band, set off by moldings, atop the larger-order pilasters at the building's edges. The most striking feature of the facade is its elaborate and idiosyncratic high cornice of corbeled brick and pressed metal. As is the rest of the facade, this cornice is richly modeled. The "architrave" (using the term loosely) is expressed as three distinct layers of corbeled brick. The outermost reads as a series of slender fingers of brick reaching downward from the relatively smooth "frieze" above. Alternatively, these can be read as very shallow and slim brackets supporting this upper plane. From this upper frieze spring ornate brackets of molded brick supporting the projecting stone and metal cornice. Between the brackets at both levels are recesses of decorative profile. A final decorative touch is added to the facade by ornamental iron insignias on the outside pilasters at the third floor.

September 1979



SEVENTH STREET (WEST)
FACADE



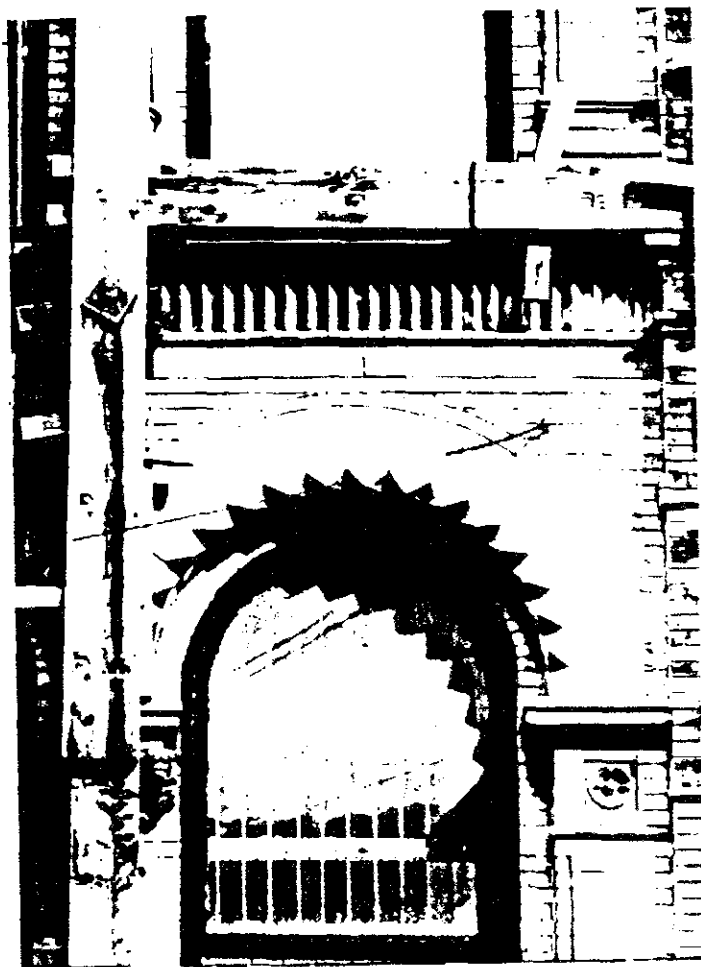
WEST FACADE: CENTRAL
BAY AT THIRD FLOOR



WEST FACADE: CAPITAL
OF TYPICAL COLONETTE



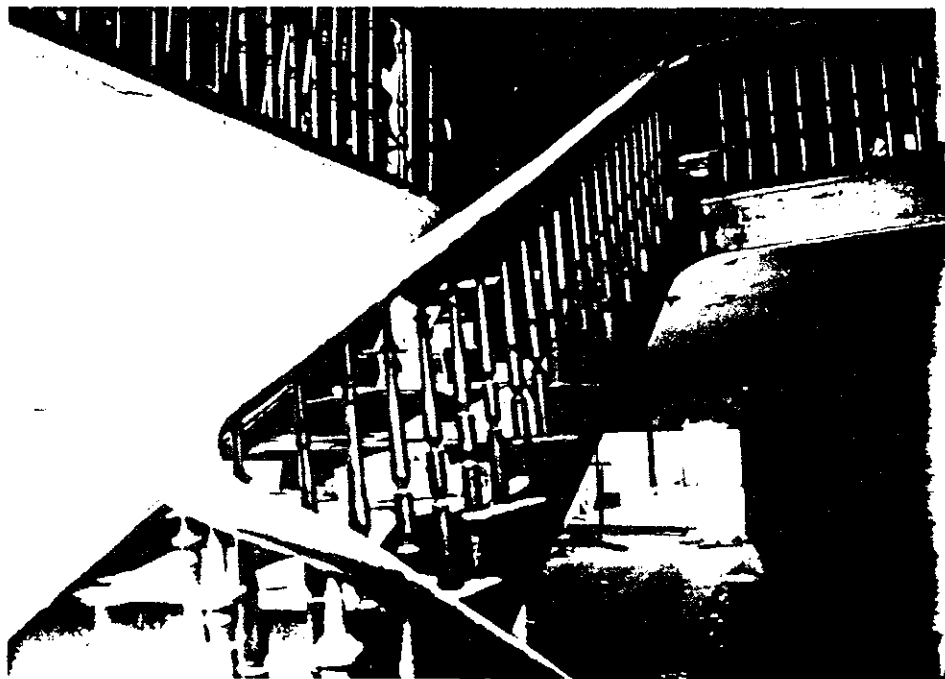
WEST FACADE: DETAIL OF
CORNICE AND FOURTH FLOOR
WINDOW HEAD



WEST FACADE: DETAIL
OF SOUTHERN BAY AT
SECOND FLOOR



DETAIL OF STAIR THAT
CONNECTS SECOND TO
THIRD FLOOR



DETAIL OF STAIR THAT CONNECTS THIRD TO FOURTH FLOOR

Lot 9 (Sublots 818, 819)
409-411, 415 Seventh Street

Lot 9 is situated on the southwest quadrant of Square 457. The lot measures 50 feet along its Seventh Street frontage. As indicated by the 1919 Baist Plat Map, Lot 9 became subdivided into two sublots labeled 818 and 819.

Lot 9 (Sublot 819)
415 Seventh Street

- 1819.....According to the District of Columbia Tax Records, Lot 9 was assessed to Elizabeth Cox.
- 1824.....The proprietorship of Lot 9 was turned over to Thomas Levering and the lot was assessed \$907.00 for the ground and \$1600.00 for the improvements to the property.
- 1832/33...Elizabeth Cox was assessed \$1775.00 for the lot.
- 1844.....The assessment of Lot 9, still in the name of Elizabeth Cox dropped to 1598.00.
- 1859.....Lot 9 was assessed in two parts. The northern portion, or Sublot 819, was assessed to James Williams for \$4590.00.
- 1862
to
1867.....The P.G. Bellow Company, a fancy goods store, was listed in the City Directories as the tenant of 415 Seventh Street.
- 1870.....The northern portion of Lot 9 was assessed in the name of M. Gibson for \$3000.00.
- 1877
to
1891.....The City Directories list Charles Allen, a physician as the tenant of 415 Seventh Street.
- 1878/79...The northern part of Lot 9 was assessed \$10,872.00 in the name of Elizabeth Cullinan.
- 1883.....A building permit was issued on July 13th which authorized the construction of a three-story brick (sic) store constructed with pressed brick and Ohio Stone. The building was to have a flat tin roof and a cornice of brick and iron (Permit No. 55; Architect: J.G. Meyers; Builder; Hurlebey & Wade; Cost: \$12,000.00).

1884

to

1893.....Thomas Singleton, a furniture dealer, was listed in the City Directories under 415 Seventh Street.

1883/84...The Washington Tax Records indicate that Sublot 819 was assessed \$10,872.00 in the name of Elizabeth Cullinan.

1896

to

1903.....The clothing company of Mayer and Pettit was listed in the City Directories as the occupant of 415 Seventh Street.

1898.....A building permit was issued on March 30th which authorized the construction of extended show windows (Permit No. 1372; Cost: \$500.00).

1899/

1900.....Elizabeth Cullinan's assessment for Sublot 819 remained at \$14,496.00.

1904.....The City Directories list George Muth as operating an architectural supply store at 415 Seventh Street.

1904

to

1917.....The Mayer and Company Clothing Store was listed in the City Directories as the tenant of the building.

1911.....A building permit was issued on June 6 to repair a frame shed (Permit No. 5810; Cost: \$4.00).

1920.....A May 18th building permit was issued to remove a balcony and replace it with galvanized cornice show windows (Permit No. 649); Architect: Fowler; Builder: Fowler Construction Company; Cost: \$1000.00).

1921

to

1931.....The Maxwell Furniture Company was listed in the City Directories as the occupant of 415 Seventh Street.

1925.....A building permit dated June 22 was issued to remodel the store
(Permit No. 11821).

1935

to

1962.....The City Directories list Liberal Credit Clothing Company as the tenant
of the building.

1936.....A building permit was issued on October 10 to remodel the show windows
(Permit No. 195172).

1956

to

1967.....The City Directories list the Union Clothiers, Inc. as one of the
co-occupants of the building.

1981.....The building is now occupied by the Union Clothing and Furniture
Company.

SOURCES

Baist Real Estate Atlas

Bastert and Enthoffer Plat Maps

Boyd's City Directories

District of Columbia Building Permits

District of Columbia General Assessment Records

District of Columbia Recorder of Deeds

District of Columbia Surveyor's Office Records

District of Columbia Tax Records

Hopkins Real Estate Atlas

Polk's City Directories

Property Map for Downtown Urban Renewal Area for District of Columbia Redevelopment
Land Agency

Sanborn Insurance Map